069.0	0004	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	654,300 /	654,300
USE VALUE:	654,300 /	654,300
ASSESSED:	654,300 /	654,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE ROSAS RAMON J & MARCIA
Owner 2:	
Owner 3:	
Street 1:	46 KIMBALL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,885 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Aluminum Exterior and 1308 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4885.000	254,600	3,100	396,600	654,300
Total Card	0.112	254,600	3,100	396,600	654,300
Total Parcel	0.112	254,600	3,100	396,600	654,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.23 | /Parcel: 500.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	44375
GIS Ref	
GIS Ref	
Insp Date	11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 069.0-0004-0014.0

!5954!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,700	3100	4,885.	396,600	654,400	654,400	Year End Roll	12/18/2019
2019	101	FV	214,800	3100	4,885.	368,300	586,200	586,200	Year End Roll	1/3/2019
2018	101	FV	214,800	3100	4,885.	368,300	586,200	586,200	Year End Roll	12/20/2017
2017	101	FV	214,800	3100	4,885.	322,900	540,800	540,800	Year End Roll	1/3/2017
2016	101	FV	214,800	3100	4,885.	294,600	512,500	512,500	Year End	1/4/2016
2015	101	FV	209,700	3100	4,885.	260,600	473,400	473,400	Year End Roll	12/11/2014
2014	101	FV	209,700	3100	4,885.	246,400	459,200	459,200	Year End Roll	12/16/2013
2013	101	FV	209,700	3100	4,885.	234,600	447,400	447,400		12/13/2012

PRINT

Date	Time
12/10/20	20:46:33

LAST REV

Date	Time
12/01/20	14:28:14
mmcmakin	

USER DEFINED

Prior Id # 1:	44375
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5954

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12076-80		9/16/1971		26,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2006	274	Redo Kit	15,000			G7	GR FY07	
4/27/2004	267	Re-Roof	4,600					
8/8/2000	649	Addition	8,000	O				EXTEND REAR 5 FEET

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Meas/Inspect	CC	Chris C
12/12/2008	Meas/Inspect	345	PATRIOT
3/3/2005	Permit Visit	BR	B Rossignol
10/7/1999	Mailer Sent		
10/7/1999	Measured	263	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4885		Sq. Ft.	Site		0	70.	1.16	12									396,587						396,600	

Total AC/HA:	0.11214	Total SF/SM:	4885	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	396,587	Spl Credit		Total:	396,600

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

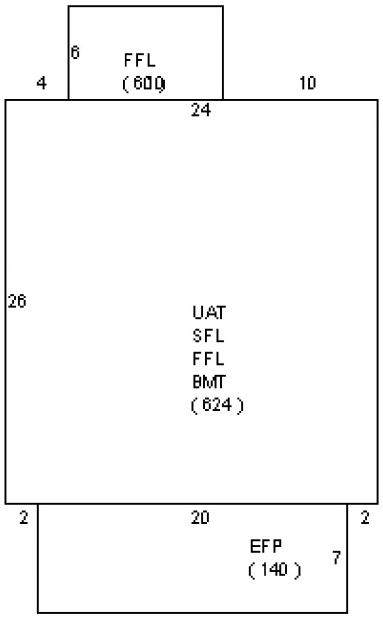
OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	79300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	345959
Depreciation:	91333
Depreciated Total:	254625

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.05
Special Features:	0	Val/Su Net:	114.27
Final Total:	254600	Val/Su SzAd	194.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	684	167.050	114,259
BMT	Basement	624	50.110	31,271
SFL	Second Floor	624	167.050	104,237
UAT	Upper Attic	156	66.820	10,424
EFP	Enclos Porch	140	46.200	6,468

Net Sketched Area:	2,228			Total:	266,659
Size Ad	1308	Gross Are	2696	FinArea	1308

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1928	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	
				Total:	3,100